

1 BILL NO. R-96-03-15

2 CONFIRMING RESOLUTION NO. R-15-96

3 A CONFIRMING RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 to be commonly known as 3405
7 Centennial Drive, Fort Wayne,
8 Indiana 46808. (SITRUC, a Nevada
9 Limited Partnership, d/b/a Chessex)

10 WHEREAS, Common Council has previously designated
11 and declared by Declaratory Resolution the following
12 described property as an "Economic Revitalization Area"
13 under Section 153.02 of the Municipal Code of the City
14 of Fort Wayne, Indiana, of 1993, as amended and I.C. 6-
15 1.1-12.1, to wit:

16 Attached hereto as "Exhibit A" as if a part
17 herein; and

18 WHEREAS, said project will an additional 25 full-
19 time permanent jobs for a total additional annual
20 payroll of \$338,000, with the average new annual job
21 salary being \$13,520 and retain 36 full-time and 4
22 part-time permanent jobs for a current annual payroll
23 of \$659,778, with the average current annual salary
24 being \$16,494; and

25 WHEREAS, the total estimated project cost is
26 \$900,000; and

27 WHEREAS, recommendations have been received from
28 the Committee on Finance and the Department of Economic
29 Development concerning said Resolution; and

1 **WHEREAS**, notice of the adoption and substance of
2 said Resolution has been published in accordance with
3 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing
4 has been conducted on said Resolution; and

5 **WHEREAS**, if said Resolution involves an area that
6 has already been designated an allocation area under
7 I.C. 36-7-14-39, The Fort Wayne Redevelopment
8 Commission has adopted a Resolution approving the
9 designation.

10 **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON**
11 **COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:**

12 **SECTION 1.** That, the Resolution previously
13 designating the above described property as an
14 "Economic Revitalization Area" is confirmed in all
15 respects.

16 **SECTION 2.** That, the hereinabove described
17 property is hereby declared an "Economic Revitalization
18 Area" pursuant to I.C. 6-1.1-12.1, said designation to
19 begin on the effective date of this Resolution and
20 continue for a one year period. Said designation shall
21 terminate at the end of that one year period.

22 **SECTION 3.** That, said designation of the
23 hereinabove described property as an "Economic
24 Revitalization Area" shall apply to a deduction of the
25 assessed value of real estate.

26 **SECTION 4.** That, the estimate of the number of
27 individuals that will be employed or whose employment
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1 will be retained and the estimate of the annual
2 salaries of those individuals and the estimate of the
3 value of redevelopment or rehabilitation all contained
4 in Petitioner's Statement of Benefits are reasonable
5 and are benefits that can be reasonably expected to
6 result from the proposed described redevelopment or
7 rehabilitation.

8 **SECTION 5.** The current year approximate tax rates
9 for taxing units within the City would be:

10 (a) If the proposed development does not occur,
11 the approximate current year tax rates for
12 this site would be \$9.0138/\$100.

13 (b) If the proposed development does occur and no
14 deduction is granted, the approximate current
15 year tax rate for the site would be
16 \$9.0138/\$100 (the change would be
17 negligible).

18 (c) If the proposed development occurs and a
19 deduction percentage of fifty percent (50%)
20 is assumed, the approximate current year tax
21 rate for the site would be \$9.0138/\$100 (the
22 change would be negligible).

23 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is
24 hereby determined that the deduction from the assessed
25 value of the real property shall be for a period of ten
26 years.
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1 **SECTION 7.** The benefits described in the
2 Petitioner's Statement of Benefits can be reasonably
3 expected to result from the project and are sufficient
4 to justify the applicable deductions.

5 **SECTION 8.** For real property, a deduction
6 application must contain a performance report showing
7 the extent to which there has been compliance with the
8 Statement of Benefits form approved by the Fort Wayne
9 Common Council at the time of filing. This report must
10 be submitted to the Allen County Auditor's Office and
11 the City of Fort Wayne's Department of Economic
12 Development and must be included in the deduction
13 application. For subsequent years, the performance
14 report must be updated within sixty days after the end
15 of each year in which the deduction is applicable.

16 **SECTION 9.** The performance report must contain
17 the following information:

- 18 A. The cost and description of real property
19 improvements.
- 20 B. The number of employees hired through the end
21 of the preceding calendar year as a result of
22 the deduction.
- 23 C. The total salaries of the employees hired
24 through the end of the preceding calendar
25 year as a result of the deduction.
- 26 D. The total number of employees employed at the
27 facility receiving the deduction.
- 28 E. The total assessed value of the real property
29 deduction.
- 30 F. The tax savings resulting from the real
 property being abated.

SECTION 10. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay
J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Henry,
and duly adopted, read the second time by title and referred to the
committee on Finance (and the City Plan Commission
or recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne, Indiana, on Tuesday, the 9th day of
April, 1996, at 5:30 o'clock
P.M., E.S.T.

DATED: 3-26-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry,
and duly adopted, placed on its passage. PASSED lost
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 4-9-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-15-96
on the 9th day of April, 1996

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Paul Helmke
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 10th day of April, 1996,
at the hour of 3:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of April,
1996, at the hour of 8:30 o'clock A.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE This is to confirm the approval of a tax abatement for SITRUC, L.P. (d/b/a Chessex) for real estate improvements in the amount of \$900,000. In order to expand, Chessex will build a pre-engineered steel building with brick and brick veneer. The building will be approximately 29,700 square feet. Tax savings will be used to purchase additional equipment and will be reinvested in the Fort Wayne business operation. Projected additional property tax revenues during the ten year duration of the project is \$96,908.

EFFECT OF PASSAGE Creation of 25 new jobs with benefits and expansion of a local company.

EFFECT OF NON-PASSAGE Loss of an additional 25 jobs. Company may expand elsewhere, creating a loss of an estimated \$96,908 in additional revenue over ten year period.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) ANTICIPATED FIRST YEAR TAX SAVINGS \$19,190

ASSIGNED TO COMMITTEE (PRESIDENT) Tom Henry

BILL NO. R-96-03-15

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming Resolution
designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 3405 Centennial Drive, Fort Wayne,
Indiana 46808 (SITRUC, a Nevada Limited Partnership, d/b/a Chessex)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

[Handwritten signatures in the DO PASS column:]
Donna J. King
Michael Murray
Michael Hall
D.S. [unclear]
John W. [unclear]
Martin D. [unclear]
Ronald Hayhurst
[unclear]

DATED: 4-5-96

Sandra E. Kennedy
City Clerk



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221

SANDRA E. KENNEDY, CITY CLERK

March 27, 1996

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of March 30, 1996, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill Nos. R-96-03-14 & R-96-03-15
Revitalization Area

Bill No. A-96-03-19
Appropriation Ordinance

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 2

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-96-03-14 AND R-96-03-15)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 3-26-96,
DATE
DESIGNATING PROPERTY AT 3405 Centennial Drive - Fort Wayne, Indiana,
46808 (SITRUC, a Nevada Limited Partnership, d/b/a Chessex)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND
CONFIRMED OR RESCINDED ON Tuesday, April 9, 1996, at 5:30 o'clock P.M.,

DATE, TIME & PLACE
Common Council Conference Room 128, 1st Floor, City-County Building, One Main
Street, Fort Wayne, Indiana

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY
(219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE
MEETING.

SANDRA E. KENNEDY
CITY CLERK

FW COMMON COUNCIL

(Governmental Unit)

To:

The News-Sentinel

Dr.

P.O. Box 100

Fort Wayne, IN

ALLEN

County, Indiana

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

45 lines, 1 columns wide equals 45 equivalent lines
at .346 cents per line

\$ 15.57

Additional charge for notices containing rule or tabular work
(50 percent of above amount)

2.00

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

\$ 17.57

DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: MARCH 30, 19 96

Title:

Clerk

PUBLISHER'S AFFIDAVIT

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(219) 427-1120, TTY (219) 427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE MEETING.

SANDRA E. KENNEDY
CITY CLERK
#155584

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L ROHYANS who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

3-30-96

Subscribed and sworn to before me this 30th day of MARCH, 19 96.

Notary Public

MARY L SCHNEIDER

NOTARY PUBLIC STATE OF INDIANA

ALLEN COUNTY

MY COMMISSION EXP JUNE 14, 1997

FW COMMON COUNCIL
(Governmental Unit)To: The Journal-Gazette Dr.
P.O. Box 100
Fort Wayne, IN

ALLEN County, Indiana

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SANDRA E. KENNEDY
CITY CLERK
#155584

3-30

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3-30-96

Subscribed and sworn to before me this 30th day of MARCH, 19 96.

Notary Public

MARY L SCHNEIDER

My commission expires: NOTARY PUBLIC STATE OF INDIANA
ALLEN COUNTY

MY COMMISSION EXP JUNE 14, 1997